



SITUATION

Located close to High Street and George Street, in the heart of the town centre, opposite **Nationwide** and amongst such multiples as **Lloyds Bank**, **Coral**, **Pizza Express** and **Carphone Warehouse** as well as being within close proximity to the **Hale Leys Shopping Centre**.

Aylesbury is a major town lying approx. 17 miles east of Luton and 13 miles north of High Wycombe, enjoying excellent road access via the A41 and the A418.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** together with a further **Rear Ground Floor Shop** accessed via a gated **Courtyard** providing parking for approx. 3 cars.

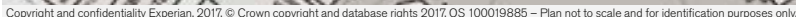
In addition there is separate side access to **2 Self-Contained Flats** planned on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 12 (Ground Floor Shop)	Gross Frontage 10'0" Internal Width 17'5" Shop Depth 48'4" Built Depth 52'7" Area Approx. 720 sq ft WC & Kitchenette	S. S. Retail South Ltd (Vape & CBD Shop) (Having 3 branches)	10 years from 7th February 2020	£18,000	FRI Rent Review and Tenant's Break 2025 £4,500 Rent Deposit held. (excl. s.24–28 of L & T Act 1954)
No. 12a (Rear Ground Floor Shop)	Gross Frontage 12'3" Internal Width 32'1" Shop & Built Depth 17'2" WC	K. Price (Barbers) (visit: www.rawimagebarbershop.co.uk)	10 years from 23rd January 2018	£8,500	FRI (Repairs capped at £500 p.a.) Rent Review and Tenant's Break 2023 £2,125 Rent Deposit held. (excl. s.24–28 of L & T Act 1954)
No. 12b (First Floor Flat)	Not inspected – believed to be 2 Bedrooms, Open-Plan Kitchen/Living Room, Bathroom/WC (GIA Approx 485 sq ft)	2 Individuals	1 year from 23rd September 2019	£9,420	AST £1,570 Rent Deposit held.
No. 12c (First Floor Flat)	2 Bedrooms, Open-Plan Kitchen/Living Room, Bathroom/WC (GIA Approx 635 sq ft)	2 Individuals	1 year from 4th December 2017	£9,540	AST Holding Over £1,193 Rent Deposit held.
				Total: £45,460	



***Refer to points 9 and 10 in the 'Notice to all Bidders' page**